

027.A

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Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

624,700 / 624,700

USE VALUE:

624,700 / 624,700

ASSESSED:

624,700 / 624,700

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 94 | | GRAFTON ST, ARLINGTON |

| Legal Description | | User Acct |
|-------------------|--|-----------|
| | | 147193 |
| | | GIS Ref |
| | | GIS Ref |
| | | Insp Date |
| | | 05/18/18 |

| OWNERSHIP | Unit #: | 1 |
|------------------------------------|---------|---|
| Owner 1: GOFF PHILIP | | |
| Owner 2: HALEY ELIZABETH R | | |
| Owner 3: | | |
| Street 1: 94 GRAFTON STREET UNIT 1 | | |
| Street 2: | | |

| | | | |
|--------------------|---------------|-------|------------|
| Twn/Cty: ARLINGTON | StProv: MA | Cntry | Own Occ: Y |
| | Postal: 02474 | Type: | |

| PREVIOUS OWNER | | | |
|----------------------------------|---------------|-------|--|
| Owner 1: COPPERMAN AMY - | | | |
| Owner 2: JACKSON TOBEY - | | | |
| Street 1: 240 MYSTIC VALLEY PKWY | | | |
| Twn/Cty: ARLINGTON | StProv: MA | Cntry | |
| | Postal: 02474 | Type: | |

| NARRATIVE DESCRIPTION | | | |
|--|--|--|--|
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1595 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms. | | | |

| OTHER ASSESSMENTS | | | |
|-------------------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|---|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7022 | | | | | | | | | | | | | | | | |

| PREVIOUS ASSESSMENT | | Parcel ID | | USER DEFINED | |
|---------------------|-----|-----------|------------|--------------|-----------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size |
| 2022 | 102 | FV | 621,400 | 3300 | . |
| 2021 | 102 | FV | 602,900 | 3300 | . |
| 2020 | 102 | FV | 593,700 | 3300 | . |
| 2019 | 102 | FV | 534,200 | 3300 | . |
| 2018 | 102 | FV | 471,700 | 3300 | . |
| 2017 | 102 | FV | 429,400 | 3300 | . |
| 2016 | 102 | FV | 429,400 | 3300 | . |
| 2015 | 102 | FV | 396,300 | 3300 | . |

| SALES INFORMATION | | TAX DISTRICT | | PAT ACCT. | |
|-------------------|-----------|--------------|------------|-----------|------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| COPPERMAN AMY | 46862-79 | | 1/23/2006 | | 386,000 |
| JOSEPH STEPHEN/ | 30911-13 | | 11/30/1999 | | 259,000 |
| SHARON MICHAEL | 24631-351 | | 6/20/1994 | | 152,812 |

| BUILDING PERMITS | | ACTIVITY INFORMATION | |
|------------------|--------|----------------------|----------------------------|
| Date | Number | Descrip | Comment |
| 11/7/2017 | 1476 | Re-Roof | 8,500 C |
| 7/21/2016 | 1017 | Re-Roof | 12,000 7/21/2016 New roof. |
| 5/14/2007 | 340 | Redo Bat | C |
| 6/30/2004 | 573 | Redo Kit | 25,000 |

Sign: VERIFICATION OF VISIT NOT DATA _____



| | | | | | | | | | | | | | | | | | |
|--|-------------------|---------|-------------------------|------------------------------------|-------------------|--------|-----|---------------------------------------|---------------------|-------|-----|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | BK; 17959 PG; 324, Building Number 1. | | | | | | | | | |
| Sty Ht: 2H - 2 & 1/2 Sty | | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | |
| Color: BROWN | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: N - NONE | | | | Frl: | Rating: | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1912 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: G6 | | Fact: . | | Floor: 1 - 1st Floor | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 50.000000000 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 64 - 7022 | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wal: 2 - Plaster | | | | Functional: | | % | | Interior: | 1 | 6 | 3 | 0 | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | 2004 | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Baths: | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 % | | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 305.00 | | | | Heating: | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.30830717 | | | | General: | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98990101 | | | | Totals: | 1 | 6 | 3 | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 395.004 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 64000 | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.10 | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 763434 | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 141999 | | | | Juris. Factor: 1.00 | Before Depr: 434.50 | | | | | | | | |
| | | | | Deprecated Total: 621436 | | | | Special Features: 0 | Val/Su Net: 389.59 | | | | | | | | |
| | | | | | | | | Final Total: 621400 | Val/Su SzAd: 389.59 | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 027.A-0001-0001.0 | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod/JFact | Juris. Value |
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1930 | 27.50 | T | 40 | 102 | | | 3,300 | | 3,300 |
| More: N | Total Yard Items: | 3,300 | Total Special Features: | | | | | | Total: | | | | | | 3,300 | | |
| IMAGE  | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |